

# ONLINE AUCTION

## 151.8+/- Acres, Dickey County, North Dakota

### Highlights:

- Excellent Dickey County farmland being all cropland
- Easy access next to county road
- Soil ratings of 59.9 PI

A-18638

Online bidding starts Wednesday, March 3, 2021 • 9:00 AM  
Bidding closes Friday, March 5, 2021 • 1:00 PM

To Register and Bid on this Auction, go to:  
<https://farmersnational.nextlot.com/public>

For additional information, please contact:



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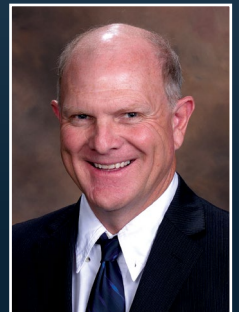
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# Property Information

**Property Location:** Excellent Dickey County farmland located at the intersection of 86th Street SE and 99th Avenue SE, located southeast of this intersection.

**Legal Description:** NW¼ of Section 15, T131 R61

**Property Description:** Quality ag land in desirable area of Dickey County, North Dakota. Good access using County Roads and located close to excellent grain markets.

### Farm Data:

Cropland      151.8 acres  
Total            151.8 acres

### FSA Information:

<u>Crop</u>	<u>Base</u>	<u>Yield</u>
Corn	44.47 acres	137 bushels
Soybeans	107.09 acres	41 bushels

**2020 Taxes:** \$1,654.77



## Location Map



## Aerial Map



## Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	CAP
G122B	Barnes-Cresbard loams, 3 to 6 percent slopes	54.8	35.77	72	2e
G123B	Barnes-Cavour loams, 3 to 6 percent slopes	7.4	4.83	61	2e
G144B	Barnes-Buse loams, 3 to 6 percent slopes	6.1	3.95	69	2e
G680C	Barnes-Sioux complex, 3 to 9 percent slopes	28.1	18.32	55	2e
G112A	Hamerly-Tonka-Parnell complex, 0 to 3 percent slopes	41.1	26.8	58	2e
G4A	Southam silty clay loam, 0 to 1 percent slopes	4.1	2.7	9	8w
G129A	Cavour-Ferney loams, 0 to 3 percent slopes	11.0	7.15	35	4s
G3A	Parnell silty clay loam, 0 to 1 percent slopes	0.7	0.48	25	5w
TOTALS		153.2	100%	59.91	2.32

# Online Auction Terms

**Minerals:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

**Taxes:** Real estate taxes will be prorated to closing.

**Conditions:** This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

**Possession:** Possession will be granted at closing on March 30, 2021, or such other date agreed to by the parties.

**Earnest Payment:** A 10% earnest money payment is required with the signed purchase agreement. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Dickey and LaMoure County Abstract and Title, the closing agent.

**Contract and Title:** Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with Dickey and LaMoure County Abstract and Title the closing agent the required earnest payment. The Seller will provide an owner's policy of title insurance in the amount of the contract price. The cost of title insurance will be equally paid by the Seller and Buyer(s). The cost of any escrow closing services will be equally paid by the Seller and Buyer(s). Sale is not contingent upon Buyer(s) financing.

**Closing:** The sale closing is on March 30, 2021, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Dickey and LaMoure County Abstract and Title.

**Sale Method:** The real estate will be offered as an individual tract. All bids are open for advancement **starting Wednesday, March 3, 2021 at 9:00 AM until Friday, March 5, 2021 at 1:00 PM**, subject to the automatic bid extend feature outlined in these terms and conditions. Auctions are timed events and subject to extended bidding due to bidding activity. Any bid placed within five minutes of the auction ending will automatically extend the auction for five minutes from the time the bid is placed. The auto-extend feature remains active until no further bids are placed within the five minutes time frame. All decisions of Farmers National Company are final.

**Approval of Bids:** Final sale is subject to the Seller's approval or rejection.

**Agency:** Farmers National Company and its representatives are acting as Agents of the Seller.

**Announcements:** Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less". Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid. The Seller reserves the right to end listing early.

## Online Bidding Procedure:

**This online auction begins on Wednesday, March 3, 2021 at 9:00 AM. Bidding closes Friday, March 5, 2021 at 1:00 PM.**

**To register and bid on this auction go to:**  
<https://farmersnational.nextlot.com/public>

All bids on the tracts will be visible on-line, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

**Server and Software Technical Issues:** In the event there are technical difficulties related to the server, software, or any other online auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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